



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

FIRST MONTHLY MEETING

February 1, 2010

0910-DP-09 & 0910-SIT-07

PETITION NUMBER:	0910-DP-09 & 0910-SIT-07	
SUBJECT SITE ADDRESS:	14751 Carey Road	
PETITIONER:	Ramsey Development Corp. of Indiana, Inc.	
REQUEST:	Development Plan Review and Site Plan Review of a proposed nursing home/assisted living facility.	
CURRENT ZONING:	Bridgewater PUD	
CURRENT LAND USE:	Agricultural	
APPROXIMATE ACREAGE:	9.4 acres	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49)
	0908-PUD-04	Amended Bridgewater PUD Ordinance (Ord. 09-17)
	1001-PUD-02	Amended Bridgewater PUD Ordinance (Ord. 10-01), <i>Pending</i>
EXHIBITS:	1. Staff Report	
	2. Aerial Location Map	
	3. TAC Letters	
	4. Petitioner’s Plans	
<u>PETITION HISTORY</u>		
This development plan petition was reviewed at the November 24, 2009 Technical Advisory Committee Meeting.		
Since the Technical Advisory Committee Meeting, a proposal to modify two (2) development standards was introduced. On January 19, 2010, the Advisory Plan Commission (the “APC”) held a public hearing and voted to send a favorable recommendation of the proposed PUD amendment (1001-PUD-02) to the City Council. The PUD amendment proposal will be heard at its first reading by the City Council on February 8, 2010.		
This development plan petition will be presented at the February 1, 2010 APC Meeting.		
<u>PROCEDURAL</u>		
○ Requests for Development Plan Review and Site Plan Review are required to be considered at a public hearing. The public hearing for this petition will be held at the February 15, 2010 APC Meeting.		
○ Notice of the February 1, 2010 APC Meeting was provided in accordance with the APC Rules of Procedure.		



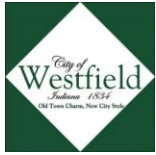
PROJECT DESCRIPTION

The proposed development project is located along Carey Road, on the northern half of Parcel M4 in the Bridgewater PUD (the “Property”). The Property is divided into two lots. The proposed health care facility (the “Project”) is located on Lot 2. The principal structure for the Project is approximately 63,000 square feet in size and includes 120 beds, which will be used for a mixture of skilled care and assisted living needs. There are two access points to the Project, one aligning with Village Park North Drive and the other aligning with Saddlehorn Drive. The Project includes 115 parking spaces for the health care facility. The northwest corner of the Property is a one-acre outlot (Lot 1), which is being reserved for future development. This development plan request does not include the outlot property.

DEVELOPMENT REQUIREMENT

1. Zoning District Standards

	<u>PROPOSED</u>	<u>STATUS</u>
<u>BRIDGEWATER PUD STANDARDS</u>		
<u>Section 8 – Uses</u>		
B. Assisted Living Facilities & Nursing Homes	Assisted Living Facility & Nursing Home	Compliant
<u>Section 10 – Development & Architectural Standards</u>		
G. Area Y		
1. Aggregate Maximum Square Footage of all Buildings = 701,000 sq ft	Info not included	The petitioner has agreed to provide the information needed to determine compliance
Maximum Parcel Coverage = 535,000 sq ft	Info not included	
2. Open Space of Area Y = 20%	Info not included	The petitioner has agreed to provide the information needed to determine compliance
3. Arch Standards – Apartments	NA	NA
4. Arch Standards – Outdoor Cafes	NA	NA
5. Arch Standards – Retail	NA	NA
6. Non-Residential Standards		
a. Min. Lot Area = 2,000 sq ft	Lot 1 = 0.81 ac. Lot 2 = 6.47 ac.	Lot 1 = Compliant Lot 2 = Compliant
b. Min. Lot Width at Building Line = 25’	Lot 1 = 241’ Lot 2 = 633’	Lot 1 = Compliant Lot 2 = Compliant



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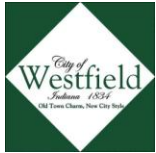
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c. Min. Lot Depth = 70'	Lot 1 = 145' Lot 2 = 457'	Lot 1 = Compliant Lot 2 = Compliant
d. Yard Dimensions		
i. Setback from Internal Street = NA	i. Lot 1 = NA Lot 2 = NA	i. Lot 1 = NA Lot 2 = NA
ii. Setback from External Street = 1:2 slope = 54'	ii. Lot 1 = NA Lot 2 = 245'	ii. Lot 1 = NA Lot 2 = Compliant
iii. Side Yard Setback = NA	iii. Lot 1 = NA Lot 2 = NA	iii. Lot 1 = NA Lot 2 = NA
iv. Rear Yard Setback = 20'	iv. Lot 1 = NA Lot 2 = 85'	iv. Lot 1 = NA Lot 2 = Compliant
e. Max. Building Height = 50'	Lot 1 = NA Lot 2 = 27'	Lot 1 = NA Lot 2 = Compliant
f. Max. Building Footprint = 100%	Lot 1 = NA Lot 2 = 22%	Lot 1 = NA Lot 2 = Compliant
g. Loading, parking & drive-throughs in rear/side yards	Lot 1 = NA Lot 2 = Loading & parking in side/rear yards	Lot 1 = NA Lot 2 = Compliant
Area Y Restrictions		
a. 1 tenant up to 65,000 sq ft in Area Y	Lot 1 = NA Lot 2 = 63,000 sq ft	Lot 1 = NA Lot 2 = Compliant
b. 1 tenant up to 65,000 sq ft in this area of Parcel M4 (<i>standard pending approval</i>)	Lot 1 = NA Lot 2 = 63,000 sq ft	Lot 1 = NA Lot 2 = Compliant if pending standard approved by Council
c. 1 tenant office space up to 40,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA
d. 2 tenants up to 20,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA
e. 4 tenants up to 15,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA
f. All other tenants up to 10,000 sq ft in Area Y	Lot 1 = NA Lot 2 = NA	Lot 1 = NA Lot 2 = NA



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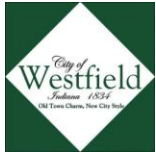
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7. Parking Spaces = No Requirement; petitioner to provide supporting information	Lot 1 = NA Lot 2 = 115 spaces; supporting info not provided	Lot 1 = NA Lot 2 = The petitioner has agreed to provide the information needed to determine compliance
<u>Section 11 – Landscaping</u>		
A. Tree Inventory Credit	NA	NA
B. Internal Street Buffer Yards	NA	NA
C. External Street Perimeter Yards 1. Parcel I, Parcel J, & Parcel K 2. Area Y = 1 shade or 2 orn/40' AND 8 shrubs/40' 596' = 15 shade trees; 119 shrubs	1. NA 2. 28 shade trees; 119 shrubs	1. NA 2. Compliant
2a. Parking Lot Screening along External Streets	NA	NA
2b. Loading Area Screening along External Streets = wall or evergreen hedge	Loading Area in Rear	Compliant
3. Area Z Perimeter Yards	NA	NA
D. Parcel H1 Buffer Yards	NA	NA
E. Parcel H2 Buffer Yards	NA	NA
F. Area Z Buffer Yards	NA	NA
G. Parcel K-3 Buffer Yards	NA	NA
H. Parcel M4 Buffer Yard (eastern edge) • 40' width • 7' berm • 8' pine trees in two parallel rows	• 40' buffer yard • 7' berm • 8' pine trees in two parallel rows	• Complaint • Compliant • Compliant
<u>Section 14 – Signage</u>		
<u>Exhibit 17 – General Architectural Standards, Area Y</u>		
Neo-traditional style	Lot 1 = NA Lot 2 = Neo-traditional	Lot 1 = NA Lot 2 = Compliant
Façade treatment	Lot 1 = NA Lot 2 = Windows, doors, cross gables, dormers, soldier course, bowlock course	Lot 1 = NA Lot 2 = Compliant
Open Space = passive, usable space	Gazebo	Compliant



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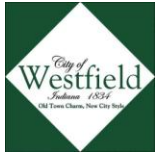
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Pedestrian Circulation = continuous, accessible		Continuous, accessible pedestrian system	Compliant
Parcel M4 (applies to Lot 2 only)			
A. Max. Building Height = 1 story		1 story	Compliant
B. Max. Vertical Distance from Grade to Eave of Rear Elevation = 25'		10'	Compliant
C. Roof-Mounted HVAC = Screened		Not roof-mounted	NA
D. Drive-Throughs and Parking in Rear Yard = Prohibited		No Drive-Throughs; Parking not in Rear Yard	Compliant
E. Dumpsters = brick exterior; roof; AND connected to building OR located between buildings OR screened to east by landscaped berm (<i>standard pending approval</i>)		Brick enclosure with roof; landscaped berm screen to the east	Compliant if pending standard approved by Council
Exhibit 18 – Landscaping			
On-Site: (Business)	Required	Shown	+/-
Shade	94	73 shade trees + 43 orn/evergreen tree substitutions	Compliant
Orn / Evergrn	94	94	Compliant
Shrubs	235	238	Compliant
Parking Lot Island:	Required	Shown	+/-
115 spaces x 200 sq ft	2,300 sq ft of parking of landscaped islands (w/ 1 tree and 4 shrubs each)	9,710 sq ft of islands; min. of 1 tree and 4 shrubs each	Compliant
WESTFIELD ZONING ORDINANCE STANDARDS			
<u>2. Overlay District Standards</u>			
The Property does not fall within an overlay district.			
<u>3. Subdivision Control Ordinance</u>			
The Property is not being subdivided. The Subdivision Control Ordinance is not applicable.			
<u>4. Development Plan Ordinance</u> (WC 16.04.165, D3)			



a. <u>Site Access & Circulation</u> – See BRIDGEWATER PUD STANDARDS, Exhibits 16 & 17		
b. <u>Landscaping</u> – See above – BRIDGEWATER PUD STANDARDS, Exhibit 18		
c. <u>Lighting Standards</u> (WC 16.07.010)		
E1. Fully shielded, directed downward	Fixture cut sheets not submitted	The petitioner has agreed to provide the information needed to determine compliance
E2. Directed away from reflective surfaces	Fixture cut sheets not submitted	The petitioner has agreed to provide the information needed to determine compliance
E3. Directed away from adjacent property and ROW	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
E4. Max. pole height – 25'	16' poles	Compliant
E5. Fixtures meet building code	Fixture cut sheets not submitted	The petitioner has agreed to provide the information needed to determine compliance
F1. Light emitting surface not visible from residential area of ROW	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
F2. Foot-candle measurements – 0.5 at residential property line; 1.0 at non-residential property line	Photometric plan not submitted	The petitioner has agreed to provide the information needed to determine compliance
F3. Shield, adjustable reflector & non-protruding diffuser	Fixture cut sheets not submitted	The petitioner has agreed to provide the information needed to determine compliance
F4. Under-canopy lights – recessed	NA	NA
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	NA	NA
F6. Parking area lighting – 30% of lighting turned off within 30 minutes of closing or 11	NA	Not reviewed at the plan review stage, but



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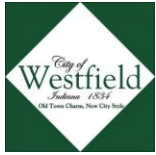
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PM		are measured and monitored by Code Enforcement, as necessary
F7. Outdoor sports/recreation facilities – no illumination after 11 PM	NA	NA
d. <u>Signs</u> – See above – BRIDGEWATER PUD STANDARDS, Section 14		
e. <u>Building Orientation</u> – See above – BRIDGEWATER PUD STANDARDS, Exhibit 17		
f. <u>Building Materials</u> – See above – BRIDGEWATER PUD STANDARDS, Exhibit 17		
<u>5. Comprehensive Plan Compliance</u>		
The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Local Commercial (p. 23). The Comprehensive Plan identifies office uses, service uses, institutional uses, and attached residential dwellings as appropriate in the Local Commercial area (p. 47). The Use incorporates several of the contemplated uses for this area, as outlined in the Comprehensive Plan.		
<u>6. Street and Highway Access</u>		
A traffic study was requested by the Westfield Public Works Department at the TAC Meeting, in order to determine the traffic impact and any necessary road improvements associated with this petition. The petitioner agreed to provide WPWD with a traffic study.		
<u>7. Street and Highway Capacity</u>		
A traffic study was requested by the Westfield Public Works Department at the TAC Meeting, in order to determine the traffic impact and any necessary road improvements associated with this petition. The petitioner agreed to provide WPWD with a traffic study.		
<u>8. Utility Capacity</u>		
There is sufficient capacity for public utilities to serve the Property, as determined by the Westfield Public Works Department.		
<u>9. Traffic Circulation Compatibility</u>		
A traffic study was requested by the Westfield Public Works Department at the TAC Meeting, in order to determine the traffic impact and any necessary road improvements associated with this petition. The petitioner agreed to provide WPWD with a traffic study.		
<u>PUBLIC POLICIES</u>		
<u>Comprehensive Plan-Feb 2007</u>		
The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan		



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Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Carey Road as a “Secondary Arterial” (p. 4-20), and recommends a minimum dedication of a sixty (60) foot half right-of-way (p. 5-3). The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way (p. 5-3). The submitted plans comply with the Thoroughfare Plan by indicating sixty (60) feet of right-of-way from the centerline of Carey Road.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail.

Water & Sewer System

Water and sewer services run nearby the Property and would provide acceptable levels of service to the Facility.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.



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<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	09/04/09	-	Compliant
Fees	09/04/09	-	Compliant
Legal Description	12/30/09		Compliant
Consent Form	None	-	Petitioner working to provide
Site Plan	09/04/09	01/25/10	Plans being amended to comply
Location Map	None	-	Plans being amended to comply
Landscape Plan	09/04/09	01/25/10	Compliant
Sign Plan	NA	-	NA
Lighting Plan	09/04/09	11/12/09	Plans being amended to comply
Building Elevations	12/02/09	11/25/10	Compliant
Access & Circulation	09/04/09	01/25/10	Compliant
Traffic Impact Study	None	-	Petitioner working to provide

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	06/15/09	Compliant
TAC	11/24/09	Compliant
Public Notice	Pending	Pending

STAFF COMMENTS

1. No action is required at this time.
2. This petition will be considered a public hearing at the February 15, 2010 APC Meeting.
3. Prior to the public hearing, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. As always, the Community Development Department staff will confirm compliance prior to this item being placed on the February 15, 2010 APC agenda.
4. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 804.3174 or ktodd@westfield.in.gov

KMT